Indian Creek Phase VIII (Eagle Ridge) Homeowners Association, Inc.

October 2025 Financial

ADVANTAGE PROPERTY MANAGEMENT, LLC
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INDIAN CREEK PHASE VIII HOA (EAGLE RIDGE)
TREASURER'S REPORT FOR PERIOD ENDING OCTOBER 31, 2025

CASH:

Operating cash totals $121,706.36. $4,688.06 is November payables, $407.39 is accrued expenses, and $7,655.59 is prepaid maintenance fees. The net operating cash is $108,955.32.

Reserve cash totals $123,519.70. YTD reserve expenditures include $12,570 from Paint/Sealcoat. YTD reserve interest is $2,652.06, and $30,000 was transferred to Reserve-Clubhouse/Pool Deck from Reserve Interest and Fund Surplus in January.

CURRENT YEAR END EXPENSES ARE AS FOLLOWS FOR THE ASSOCIATION:

Administrative Expenses: Current month total is $4,722.69, YTD is $50,012.58, which is $3,195.82 under budget.

Utility Expenses: Current month total is $17,187.43, YTD is $170,508.63, which is $991.37 under budget.

Grounds: Current month total is $11,607.33, YTD is $86,318.65, which is $14,954.65 under budget.

Pool & Recreation: Current month total is $1,177.08, YTD is $16,464.10, which is $2,047.40 over budget.

CURRENT YEAR TO DATE SURPLUS/DEFICIT:

YTD revenue is $364,273.25, operating expenses are $323,303.96, and the reserves have been funded $23,114.70. The current year-to-date surplus is $17,854.59.

FUND BALANCE:

As of 1/1/25 the beginning fund balance was a surplus of $48,323.85(after recoding Comcast door $). The current year-to-date surplus is $17,854.59, and $27,000 was transferred to Reserves-Clubhouse. There is also $22,512.44 in Capital Contributions. The total adjusted fund balance is $61,690.88.

ACCOUNTS RECEIVABLE:

As of 10/31/2025, the total in arrears is $8,372.87.

Indian Creek Ph 8 HOA

FUND BALANCE SHEET

Consolidated

As of: 10/31/2025

Assets

Account	Operating	Reserves	Total
Asset			
1020 Oper-Southstate Bank #5699	$42,419.88	$0.00	$42,419.88
1030 Oper-Southstate Bank MM #5702 2.52%	$57,953.87	$0.00	$57,953.87
1031 Oper-Southstate CD 3.85% 3/19/26	$21,332.61	$0.00	$21,332.61
1040 Resv-Southstate Bank MM #5705 2.78%	$0.00	$123,519.70	$123,519.70
1100 Receivables - Owners	$8,372.87	$0.00	$8,372.87
1200 Prepaid Insurance	$29,715.69	$0.00	$29,715.69
1300 Deposits - Utility	$72.00	$0.00	$72.00
Asset Total	**$159,866.92**	**$123,519.70**	**$283,386.62**
Total Assets:	**$159,866.92**	**$123,519.70**	**$283,386.62**

Liabilities

Account	Operating	Reserves	Total
Liability			
2100 Accounts Payable	$4,688.06	$0.00	$4,688.06
2101 Accrued Expenses	$407.39	$0.00	$407.39
2150 Comcast Comp Agreement	$14,025.00	$0.00	$14,025.00
2160 Prepaid Maintenance Fees	$7,655.59	$0.00	$7,655.59
2170 Unearned Maintenance Fees	$71,400.00	$0.00	$71,400.00
Liability Total	**$98,176.04**	**$0.00**	**$98,176.04**
Total Liabilities:	**$98,176.04**	**$0.00**	**$98,176.04**

Equity

Account	Operating	Reserves	Total
Reserves			
2300 Reserve - CH Pool Deck/Bldg	$0.00	$8,421.56	$8,421.56
2310 Reserve - Fence	$0.00	$54,258.35	$54,258.35
2320 Reserve - Landscape	$0.00	$6,444.13	$6,444.13
2330 Reserves-Painting/Sealcoat	$0.00	$28,793.95	$28,793.95
2340 Reserve - Pool	$0.00	$9,043.07	$9,043.07
2350 Reserve - Ins Ded	$0.00	$8,333.30	$8,333.30
2360 Reserve - Mailbox	$0.00	$4,732.51	$4,732.51
2600 Reserve - Interest	$0.00	$3,492.83	$3,492.83
Reserves Total	**$0.00**	**$123,519.70**	**$123,519.70**
Equity			
3700 Capital Contributions	$22,512.44	$0.00	$22,512.44
3710 Beginning Fund Balance	$48,323.85	$0.00	$48,323.85
3712 Tnsfr to CH Rsv	($27,000.00)	$0.00	($27,000.00)
Equity Total	**$43,836.29**	**$0.00**	**$43,836.29**

Account	Operating	Reserves	Total
Current Year Net Income/(Loss)	$17,854.59	$0.00	$17,854.59
Total Equity:	**$61,690.88**	**$123,519.70**	**$185,210.58**
Total Liabilities & Equity	**$159,866.92**	**$123,519.70**	**$283,386.62**

Indian Creek Ph 8 HOA

RESERVE STATEMENT

Start: 10/01/2025 | End: 10/31/2025

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
2300-000 Reserve - CH Pool Deck/Bldg	$1,841.56	$0.00	$0.00	$1,841.56
2300-001 Reserve - CH Pool Deck/Bldg - Funding	**$5,922.00**	**$658.00**	**$0.00**	**$6,580.00**
2310-000 Reserve - Fence	$47,425.05	$0.00	$0.00	$47,425.05
2310-001 Reserve - Fence - Funding	**$6,149.97**	**$683.33**	**$0.00**	**$6,833.30**
2320-000 Reserve - Landscape	$5,944.13	$0.00	$0.00	$5,944.13
2320-001 Reserve - Landscape - Funding	**$450.00**	**$50.00**	**$0.00**	**$500.00**
2330-000 Reserves-Painting/Sealcoat	$33,558.35	$0.00	$0.00	$33,558.35
2330-001 Reserves-Painting/Sealcoat - Funding	**$7,025.04**	**$780.56**	**$0.00**	**$7,805.60**
2330-002 Reserves-Painting/Sealcoat - Disbursement	($12,570.00)	$0.00	$0.00	($12,570.00)
2340-000 Reserve - Pool	**$9,043.07**	**$0.00**	**$0.00**	**$9,043.07**
2350-000 Reserve - Ins Ded	$7,500.00	$0.00	$0.00	$7,500.00
2350-001 Reserve - Ins Ded - Funding	**$749.97**	**$83.33**	**$0.00**	**$833.30**
2360-000 Reserve - Mailbox	$4,170.01	$0.00	$0.00	$4,170.01
2360-001 Reserve - Mailbox - Funding	**$506.25**	**$56.25**	**$0.00**	**$562.50**
2600-000 Reserve - Interest	$3,840.77	$0.00	$0.00	$3,840.77
2600-001 Reserve - Interest - Current Year	**$2,401.88**	**$250.18**	**$0.00**	**$2,652.06**
2600-002 Transfer to CH Pool Deck	($3,000.00)	$0.00	$0.00	($3,000.00)
	$120,958.05	**$2,561.65**	**$0.00**	**$123,519.70**

Indian Creek Ph 8 HOA

INCOME STATEMENT

Consolidated

Start: 10/01/2025 | End: 10/31/2025

Income

Account	Current Actual	Current Budget	Current Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Yearly Budget
Income							
4010 Maintenance Fees	35,700.00	35,679.64	20.36	357,000.00	356,796.40	203.60	428,155.67
4200 Comcast Comp Revenue	255.00	255.00	0.00	2,550.00	2,550.00	0.00	3,060.00
4300 Interest Income	455.21	0.00	455.21	1,319.17	0.00	1,319.17	0.00
4320 Interest Owners	51.60	0.00	51.60	304.08	0.00	304.08	0.00
4450 Other Income	0.00	416.67	(416.67)	3,100.00	4,166.70	(1,066.70)	5,000.00
Income Total	**36,461.81**	**36,351.31**	**110.50**	**364,273.25**	**363,513.10**	**760.15**	**436,215.67**
Total Income	**36,461.81**	**36,351.31**	**110.50**	**364,273.25**	**363,513.10**	**760.15**	**436,215.67**

Expense

Account	Current Actual	Current Budget	Current Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Yearly Budget
Administrative							
5010 Management Fee	1,600.00	1,600.00	0.00	16,000.00	16,000.00	0.00	19,200.00
5030 Audit/Tax Return	0.00	216.67	216.67	2,600.00	2,166.70	(433.30)	2,600.00
5050 Legal Fees	0.00	333.33	333.33	110.00	3,333.30	3,223.30	4,000.00
5100 Insurance	2,634.65	2,500.00	(134.65)	24,827.69	25,000.00	172.31	30,000.00
5150 Master Association	407.39	416.67	9.28	4,073.92	4,166.70	92.78	5,000.00
5200 Postage/Printing/Administration	31.65	166.67	135.02	1,696.37	1,666.70	(29.67)	2,000.00
5210 Website	49.00	54.17	5.17	343.00	541.70	198.70	650.00
5310 Permits & Licenses	0.00	33.33	33.33	361.60	333.30	(28.30)	400.00
Administrative Total	**4,722.69**	**5,320.84**	**598.15**	**50,012.58**	**53,208.40**	**3,195.82**	**63,850.00**
Utilities							
5510 Electric	1,230.53	1,400.00	169.47	13,223.77	14,000.00	776.23	16,800.00
5520 Water & Sewer	449.68	416.67	(33.01)	4,616.14	4,166.70	(449.44)	5,000.00
5740 Cable Expense	15,507.22	15,333.33	(173.89)	152,668.72	153,333.30	664.58	184,000.00
Utilities Total	**17,187.43**	**17,150.00**	**(37.43)**	**170,508.63**	**171,500.00**	**991.37**	**205,800.00**
Grounds							
6250 Lawn Maintenance	7,344.00	7,344.00	0.00	73,440.00	73,440.00	0.00	88,128.00
6260 Landscape/Irrg Improvement	112.35	208.33	95.98	(127.65)	2,083.30	2,210.95	2,500.00
6270 Tree Trimming	0.00	833.33	833.33	4,135.00	8,333.30	4,198.30	10,000.00
6280 Weed/Lawn Pest Contract	640.00	666.67	26.67	3,900.82	6,666.70	2,765.88	8,000.00
6290 Tree Removal	0.00	208.33	208.33	0.00	2,083.30	2,083.30	2,500.00
6300 Landscape/Irrigation Maint & Repair...	0.00	83.33	83.33	0.00	833.30	833.30	1,000.00
6310 Sidewalk Cleaning	3,475.00	291.67	(3,183.33)	3,475.00	2,916.70	(558.30)	3,500.00
6350 Other Repairs/Maint	35.98	491.67	455.69	1,495.48	4,916.70	3,421.22	5,900.00
Grounds Total	**11,607.33**	**10,127.33**	**(1,480.00)**	**86,318.65**	**101,273.30**	**14,954.65**	**121,528.00**
Pool & Recreation							
6500 Pool Service	475.00	475.00	0.00	4,684.08	4,750.00	65.92	5,700.00
6505 Pressure Wash Deck	0.00	125.00	125.00	0.00	1,250.00	1,250.00	1,500.00
6510 Pool Repair	0.00	250.00	250.00	2,479.74	2,500.00	20.26	3,000.00
6520 Pool Supplies	702.08	83.33	(618.75)	3,697.04	833.30	(2,863.74)	1,000.00
6530 Pool-Janitorial Contract	0.00	466.67	466.67	5,307.20	4,666.70	(640.50)	5,600.00

Account	Current Actual	Current Budget	Current Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance	Yearly Budget
6540 Pool - Janitorial Supplies	0.00	41.67	41.67	296.04	416.70	120.66	500.00
Pool & Recreation Total	**1,177.08**	**1,441.67**	**264.59**	**16,464.10**	**14,416.70**	**(2,047.40)**	**17,300.00**
Reserve Transfers							
7300 Reserve CH/P Deck/Cabana	658.00	658.00	0.00	6,580.00	6,580.00	0.00	7,896.00
7310 Reserve Fence - Bound/Entry	683.33	683.33	0.00	6,833.30	6,833.30	0.00	8,200.00
7320 Reserve - Landscape	50.00	50.00	0.00	500.00	500.00	0.00	600.00
7330 Reserve Pav/Seal/Sidewalk	780.56	780.56	0.00	7,805.60	7,805.60	0.00	9,366.67
7350 Reserve Insurance Deduct	83.33	83.33	0.00	833.30	833.30	0.00	1,000.00
7360 Reserve Mailbox	56.25	56.25	0.00	562.50	562.50	0.00	675.00
Reserve Transfers Total	**2,311.47**	**2,311.47**	**0.00**	**23,114.70**	**23,114.70**	**0.00**	**27,737.67**
Total Expense	**37,006.00**	**36,351.31**	**(654.69)**	**346,418.66**	**363,513.10**	**17,094.44**	**436,215.67**
Net Income	**(544.19)**	**0.00**	**(544.19)**	**17,854.59**	**0.00**	**17,854.59**	**0.00**

Run Date: 11/18/2025
Run Time: 02:38 PM

Indian Creek Ph 8 HOA

YEARLY INCOME STATEMENT

Start: 01/01/2025 | End: 10/31/2025

INCOME

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Income													
4010 - 000 Maintenance Fees	$35,700.00	$35,700.00	$35,700.00	$35,700.00	$35,700.00	$35,700.00	$35,700.00	$35,700.00	$35,700.00	$35,700.00	$0.00	$0.00	$357,000.00
4200 - 000 Comcast Comp Revenue	$255.00	$255.00	$255.00	$255.00	$255.00	$255.00	$255.00	$255.00	$255.00	$255.00	$0.00	$0.00	$2,550.00
4300 - 000 Interest Income	$0.06	$0.06	$0.21	$271.31	$68.53	$73.86	$172.65	$150.78	$126.50	$455.21	$0.00	$0.00	$1,319.17
4320 - 000 Interest Owners	$29.05	$0.00	$43.91	$65.88	$13.88	($3.22)	$93.01	$4.16	$5.81	$51.60	$0.00	$0.00	$304.08
4450 - 000 Other Income	$750.00	$0.00	$500.00	$400.00	$800.00	$650.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,100.00
Sub Total Income	**$36,734.11**	**$35,955.06**	**$36,499.12**	**$36,692.19**	**$36,837.41**	**$36,675.64**	**$36,220.66**	**$36,109.94**	**$36,087.31**	**$36,461.81**	**$0.00**	**$0.00**	**$364,273.25**
TOTAL INCOME	$36,734.11	$35,955.06	$36,499.12	$36,692.19	$36,837.41	$36,675.64	$36,220.66	$36,109.94	$36,087.31	$36,461.81	$0.00	$0.00	**$364,273.25**

EXPENSE

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Administrative													
5010 - 000 Management Fee	$1,600.00	$1,600.00	$1,600.00	$1,600.00	$1,600.00	$1,600.00	$1,600.00	$1,600.00	$1,600.00	$1,600.00	$0.00	$0.00	$16,000.00
5030 - 000 Audit/Tax Return	$0.00	$2,600.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,600.00
5050 - 000 Legal Fees	$0.00	$0.00	$0.00	$55.00	$55.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$110.00
5100 - 000 Insurance	$2,493.49	$2,492.99	$2,458.08	$2,458.08	$2,458.08	$2,458.08	$2,458.08	$2,458.08	$2,458.08	$2,634.65	$0.00	$0.00	$24,827.69
5150 - 000 Master Association	$407.39	$407.39	$407.39	$407.39	$407.39	$407.40	$407.39	$407.39	$407.40	$407.39	$0.00	$0.00	$4,073.92
5200 - 000 Postage/Printing/Administration	$534.87	$638.70	$123.85	$49.90	$317.40	$0.00	$0.00	$0.00	$0.00	$31.65	$0.00	$0.00	$1,696.37
5210 - 000 Website	$0.00	$0.00	$0.00	$49.00	$0.00	$49.00	$98.00	$49.00	$49.00	$49.00	$0.00	$0.00	$343.00
5310 - 000 Permits & Licenses	$0.00	$0.00	$61.25	$0.00	$0.00	$300.35	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$361.60
Sub Total Administrative	**$5,035.75**	**$7,739.08**	**$4,650.57**	**$4,619.37**	**$4,837.87**	**$4,814.83**	**$4,563.47**	**$4,514.47**	**$4,514.48**	**$4,722.69**	**$0.00**	**$0.00**	**$50,012.58**
Utilities													
5510 - 000 Electric	$1,692.73	$1,711.66	$1,443.42	$1,408.75	$1,341.64	$1,106.20	$1,065.85	$1,085.99	$1,137.00	$1,230.53	$0.00	$0.00	$13,223.77
5520 - 000 Water & Sewer	$379.92	$593.56	$374.43	$364.27	$610.72	$0.00	$342.20	$1,046.72	$454.64	$449.68	$0.00	$0.00	$4,616.14
5740 - 000 Cable Expense	$14,909.05	$14,904.37	$14,907.04	$14,907.04	$15,505.12	$15,505.12	$15,509.32	$15,507.22	$15,507.22	$15,507.22	$0.00	$0.00	$152,668.72
Sub Total Utilities	**$16,981.70**	**$17,209.59**	**$16,724.89**	**$16,680.06**	**$17,457.48**	**$16,611.32**	**$16,917.37**	**$17,639.93**	**$17,098.86**	**$17,187.43**	**$0.00**	**$0.00**	**$170,508.63**

Account	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Total
Grounds													
6250 - 000 Lawn Maintenance	$7,344.00	$7,344.00	$7,344.00	$7,344.00	$7,344.00	$7,344.00	$7,344.00	$7,344.00	$7,344.00	$7,344.00	$0.00	$0.00	$73,440.00
6260 - 000 Landscape/Irrg Improvement	$0.00	($240.00)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$112.35	$0.00	$0.00	($127.65)
6270 - 000 Tree Trimming	$0.00	$0.00	$0.00	$3,560.00	$0.00	$0.00	$350.00	$0.00	$225.00	$0.00	$0.00	$0.00	$4,135.00
6280 - 000 Weed/Lawn Pest Contract	$0.00	$0.00	$0.00	$0.00	$1,340.82	$640.00	$640.00	$0.00	$640.00	$640.00	$0.00	$0.00	$3,900.82
6310 - 000 Sidewalk Cleaning	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,475.00	$0.00	$0.00	$3,475.00
6350 - 000 Other Repairs/Maint	$313.09	$0.00	$0.00	$184.00	$270.00	$354.88	$28.09	$42.80	$266.64	$35.98	$0.00	$0.00	$1,495.48
Sub Total Grounds	**$7,657.09**	**$7,104.00**	**$7,344.00**	**$11,088.00**	**$8,954.82**	**$8,338.88**	**$8,362.09**	**$7,386.80**	**$8,475.64**	**$11,607.33**	**$0.00**	**$0.00**	**$86,318.65**
Pool & Recreation													
6500 - 000 Pool Service	$475.00	$475.00	$475.00	$475.00	$475.00	$475.00	$475.00	$475.00	$409.08	$475.00	$0.00	$0.00	$4,684.08
6510 - 000 Pool Repair	$0.00	$0.00	$0.00	$1,318.49	$0.00	$0.00	$0.00	$840.00	$321.25	$0.00	$0.00	$0.00	$2,479.74
6520 - 000 Pool Supplies	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,596.80	$398.16	$702.08	$0.00	$0.00	$3,697.04
6530 - 000 Pool-Janitorial Contract	$465.45	$465.45	$465.45	$465.45	$930.90	$465.45	$465.45	$1,118.15	$465.45	$0.00	$0.00	$0.00	$5,307.20
6540 - 000 Pool - Janitorial Supplies	$0.00	$0.00	$42.80	$0.00	$99.58	$0.00	$0.00	$0.00	$153.66	$0.00	$0.00	$0.00	$296.04
Sub Total Pool & Recreation	**$940.45**	**$940.45**	**$983.25**	**$2,258.94**	**$1,505.48**	**$940.45**	**$940.45**	**$5,029.95**	**$1,747.60**	**$1,177.08**	**$0.00**	**$0.00**	**$16,464.10**
Reserve Transfers													
7300 - 000 Reserve CH/P Deck/Cabana	$658.00	$658.00	$658.00	$658.00	$658.00	$658.00	$658.00	$658.00	$658.00	$658.00	$0.00	$0.00	$6,580.00
7310 - 000 Reserve Fence - Bound/Entry	$683.33	$683.33	$683.33	$683.33	$683.33	$683.33	$683.33	$683.33	$683.33	$683.33	$0.00	$0.00	$6,833.30
7320 - 000 Reserve - Landscape	$50.00	$50.00	$50.00	$50.00	$50.00	$50.00	$50.00	$50.00	$50.00	$50.00	$0.00	$0.00	$500.00
7330 - 000 Reserve Pav/Seal/Sidewalk	$780.56	$780.56	$780.56	$780.56	$780.56	$780.56	$780.56	$780.56	$780.56	$780.56	$0.00	$0.00	$7,805.60
7350 - 000 Reserve Insurance Deduct	$83.33	$83.33	$83.33	$83.33	$83.33	$83.33	$83.33	$83.33	$83.33	$83.33	$0.00	$0.00	$833.30
7360 - 000 Reserve Mailbox	$56.25	$56.25	$56.25	$56.25	$56.25	$56.25	$56.25	$56.25	$56.25	$56.25	$0.00	$0.00	$562.50
Sub Total Reserve Transfers	**$2,311.47**	**$2,311.47**	**$2,311.47**	**$2,311.47**	**$2,311.47**	**$2,311.47**	**$2,311.47**	**$2,311.47**	**$2,311.47**	**$2,311.47**	**$0.00**	**$0.00**	**$23,114.70**
TOTAL EXPENSE	$32,926.46	$35,304.59	$32,014.18	$36,957.84	$35,067.12	$33,016.95	$33,094.85	$36,882.62	$34,148.05	$37,006.00	$0.00	$0.00	**$346,418.66**
NET INCOME	$3,807.65	$650.47	$4,484.94	($265.65)	$1,770.29	$3,658.69	$3,125.81	($772.68)	$1,939.26	($544.19)	$0.00	$0.00	**$17,854.59**